

PROPOSED CHANGES, 2020 PLAN MAPS

Map #4

Proposed changes cover most of the area southwest of Kilburn Avenue.

Proposed Changes

- a) In the area north and west of Springfield Avenue, change from Priority Park Acquisition (PA) to an area designated Commercial/Office (CO) at the intersection of Kilburn and Springfield, with remaining areas being changed to Medium-Density Residential (RM).
- b) In the area south and east of Springfield Avenue, have a small portion of land south of the intersection of Springfield and Kilburn remain PA for future open space acquisition. The remaining land, however, would change from PA to Medium-Density Residential (RM).
- c) All areas south of Kilburn Avenue and west of Springfield Avenue originally designated Future Urban Development (FUD) would be changed to Low-Density Residential (RL).

Justification

- a) & b) The 2020 Plan designates all of the selected area for Priority Park Acquisition (PA), but the Springfield Corridor Plan designates this area for Mixed Residential, some Mixed Commercial, with a small amount of open space retained. The 2020 Land Use Plan map category of Medium-Density Residential (RM) allows for the flexibility of housing types that meet the Mixed Residential criteria of the Corridor Plan.
- c) The extension of the Kent Creek sewer line to Kilburn Avenue, northwest of Springfield Avenue has brought sewer into this basin. This sewer project was not programmed at the time the 2020 Plan was adopted. This change allows for low-density residential development on full public improvements within this area.

Map #5

Selected areas in the southwest corner of the map within Infill Area #5, bounded by the intersection of Springfield and Kilburn Avenues on the west, Halsted Road on the south, North Central Avenue on the east, and Springfield Avenue on the south.

Proposed Change

- a) Northern portion of area designated Commercial/Retail (C) changes to Commercial/Office (C-CO).
- b) Southern portion of the area designated C changes to Commercial/Mixed Use (CD).
- c) Northern portion of the area designated Low-Density Residential (RL) along Springfield Avenue changes to a multiple designation of Commercial/Retail and Commercial/Office (C-CO).
- d) Western and southern portions of the area designated RL (along Kilburn Avenue and Halsted Road) change to Medium-Density Residential (RM).

Justification

The Springfield Corridor Plan calls for a combination of Business/Office Space, Mixed Residential, Mixed-Use, and Mixed Commercial area at this location. It defines Mixed Use as “a combination of retail, business, or office uses with a residential component comprised of higher density housing designed with a common theme.” The 2020 Land Use Plan designation of Mixed Use (CD) allows for the mixture of residential and commercial elements. The multiple designation of Commercial/Retail and Commercial/Office (C-CO) in the 2020 Plan approximates the areas of the Corridor Plan that have specifically designated both Commercial, Office, and Mixed Commercial spaces. The Corridor Plan’s Residential Mixed Used designations are “residential areas with a mix of unity types, densities,

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and architectural styles.” The 2020 Land Use Plan map category of Medium-Density Residential (RM) allows for the flexibility of housing types that meet this criteria of the corridor plan.

Map #13

Proposed Change

Show proposed roundabout replacing the conventional intersection at Main and Auburn Streets.

Justification

Analysis of traffic at this intersection in the 2005 Revitalization Plan for North Main and Auburn Streets showed that this was the best solution of the five options considered. The roundabout resulted in by far the best level of service while requiring the smallest amount of land acquisition.

Map #14

Western portion of Map 14, generally bounded by the North Branch of Kent Creek on the northeast side and Webster Street on the south side; a small area on the northern edge of the map, northwest of the intersection of Kilburn Avenue and Halsted Road.

Proposed Change

- a) The area north of Webster and west of Searls Memorial Park and the North Branch of Kent Creek, currently designated PA, to be changed to Medium-Density Residential (RM).
- b) The area north of the intersection of Kilburn Avenue and Halsted Road, currently designated RL, to be changed to Medium-Density Residential (RM).

Justification

The Springfield Corridor plan calls for Residential Mixed Use designations for these areas, which are “residential areas with a mix of unity types, densities, and architectural styles.” The 2020 Land Use Plan map category of Medium Density Residential (RM) allows for the flexibility of housing types that meet the criteria of the corridor plan.

Map #15

Virtually all of the area on Map 15 west of Springfield Avenue and lying between Anna Page Park and Auburn Street, as well as scattered changes along eastern half of the map within the Springfield Corridor study area.

Proposed Changes

- a) All areas designated Future Urban Development (FUD) in the west half of the map that are south of Page Park to be changed to Medium-Density Residential (RM).
- b) In the northeast corner of the map, match land use designation changes to correspond with those in the southeast portions of Map #4, which change areas designated PA to RM.
- c) In areas near the intersection of Springfield Avenue and Safford Road, create a small area to be designated PA on the south side of Safford, across the street and southeast of Page Park School. Additionally, change the designation of the southeast corner of this same intersection from Light Industry (IL) to Mixed Use (CD) surrounded by Medium-Density Residential (RM) to the south and east.
- d) Designate a small area east of the intersection of Webster and Blue Ridge Avenues as PA, in an area originally designated RL. Additionally, at the southwest corner of the intersection of Webster and Springfield Avenues,

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create an area designated for Mixed Use (CD) out of the larger area designated RL from the intersection west to Orchard Avenue.

- e) Designate all corners of the intersection of Springfield Avenue and Auburn Street for Commercial/ Retail (C), expanding the area designated C on the northeast corner of the intersection further east to create a commercial strip along Auburn from Springfield to Blue Ridge Avenue, making necessary changes to areas in the 2020 Plan map currently designated RL. Just east of the southeast corner of this commercial intersection, change the designation from C to PA to create a small amount of open space along the south side of Auburn Street. Additionally, create a small mixed use (CD) area along north side of Auburn from land currently designated RL. This new mixed use area should be about halfway between Orchard Avenue and the eastern boundary of land along Auburn Street designated for Medium-Density Residential (formerly FUD in the 2020 Plan Map).

Justification

- a) The planned extension of the Kent Creek sewer line allows for residential development within this area. The presence of arterial streets will also provide necessary road capacity for a medium-density development where 5 to 15 dwelling units per acre could be allowed.
- b) These changes reflect the map change proposals for the same areas discussed in Map Area #4
- c) In accordance with the Corridor Plan's initiative to create more commercially oriented areas for this section of Springfield Avenue, the industrial designations should be changed to reflect the desired uses of the Corridor Plan for mixed uses and mixed residential. Using the 2020 Plan land use classifications for mixed use (CD) and allowing for flexible housing types with a Medium-Density Residential (RM) designation will closely approximate the goals of the Corridor Plan. The Corridor Plan also calls for expansion of open space beyond the Anna R. Page Conservation Forest to a small area on the south side of Safford Road.
- d) In accordance with the Springfield Corridor Plan's goals to create a continuous commercially-oriented corridor for this area, portions of the 2020 Plan such as this selected area should be changed to reflect a diversified land use mix and scattered open space areas as reflected in the Corridor Plan maps.
- e) The Springfield Corridor Future Land Use Plan maps diversify the land uses and expand the mixed-use and commercial areas for this area. Expanding areas designated C, adding new mixed use areas (CD) and creating open space acquisitions (PA) in the 2020 Plan reflect these desired changes.

Map #16

Many different changes are proposed, scattered throughout the eastern half of the map.

Proposed Changes

- a) Areas designated General Industry (IG) in the far southeast corner east of US 20 change to a multiple designation of Light Industry and Commercial/Retail (IL-C).
- b) In areas north of Cunningham Road and east of US 20 designated IL or IL-C, change to either Mixed Use (CD) or Priority Park Acquisition (PA) as indicated on the attached map.
- c) In Infill Area #8, change three selected areas from RL to C, specifically along Springfield/Harrison from Hudson Street north to Delaware Street. (See attached map for details.)
- d) Modify the map so that the newer portion of Springfield Avenue shows as a true continuation of the original portions of the roadway running from West State Street southward.

Justification

- a) In accordance with proposed uses for this stretch of road in the Springfield Corridor Plan, this area is considered more suitable for a mixture of light industrial and commercial uses than for general industry. The multiple designation IL-C allows for appropriate flexibility for developing the land uses for this area.

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- b) The 2020 Plan designated this area as Light Industrial. To reflect the intent of the Corridor Plan to develop this portion of Springfield with infill housing and the commercial amenities to support it, the industrial uses on the 2020 Plan map should be changed to smaller portions of land designated as Mixed Use districts (CD) and Open Space or Priority Park Acquisition (PA)
- c) To create a continuous corridor characterized by a mixture of residential and commercial uses, the Springfield Corridor Plan designated a mixture of small portions of residential and commercial uses along this portion of the street. Specifically, the Corridor Plan calls for a 4-acre commercial area on the east side of Springfield Avenue from Hudson Street north to Preston Street, a 1.5-acre commercial area on the southwest corner of Preston Street and Springfield Avenue, and a 1-acre commercial area on the northwest corner of the same intersection. The 2020 Plan should reflect these changes, changing the designation RL to C. The remaining portions of this section of Springfield should remain RL.
- d) This would simply reflect what is now on the ground in terms of pavement; however, the map itself cannot be changed until the County records the Springfield right-of-way.

MAP #17 (also 17A/18B)

The proposed changes are to the areas bounded by Chestnut, South Church, Cedar and South Courts Streets; and by West State, South Winnebago, Chestnut and Horsman Streets.

Proposed Change

- a) Change the first area from the multiple designation of High-Density Residential (RH) / CBD to Existing Public Facility (PE).
- b) Change the second area from multiple designations of Retail Commercial (C) / Medium-Density Residential (RM) and of C / General Industry (IG) to PE.

Justification

- a) This is the site of the new federal courthouse which is due to start construction in 2008. All parcels are in public ownership.
- b) This is the site of the new Winnebago County Justice Center.

MAP #18

Proposed changes are along Kishwaukee Street, south of 8th Avenue.

Proposed Changes

On the east side of Kishwaukee Street, between 10th Avenue and Lorden Court, change the designation from RL (Low-Density Residential) and IL (Light Industry) to PE (Existing Public Facility).

Justification

The parcels in question have been acquired and will be conveyed to the Rockford Park District as part of the planned expansion of 10th Avenue Park.

Map #19

The proposed change would be to the Alpine Hills Golf Course in the southwest quadrant of East State Street and South Alpine Road.

Proposed Changes

The proposed amendment is to change what is now the Alpine Hills Golf Course from PE (Existing Public Facility) to a multiple designation of PE/CD (Mixed Use).

Justification

This PE designation is appropriate for the existing golf course; however, there have been discussions, resulting at least partly from creation of the State & Alpine TIF District, regarding potential redevelopment of this site as a new mixed-use development. Its location between a major commercial corridor and existing residential neighborhoods make it a prime candidate for such redevelopment if access and drainage issues can be resolved.

Map #25

West central portion of the map in the area between US 20 and Springfield Avenue, and land located along the Rock River southeast of the intersection of Springfield Avenue and South Main Street (IL Rte. 2).

Proposed Change

- a) In areas marked with the multiple designation of General Industry and Tech Industry (IG-T or T-IG) southwest of Springfield Avenue but northeast of US 20, change the designation to Light Industry (IL).
- b) In the area designated CO that is southwest of the intersection of Springfield Avenue and South Main Street, change the designation to Medium-Density Residential (RM)

Justification

- a) As noted, the 2020 Plan designated this area as a combination Tech Industry/General Industry. The Springfield Corridor Plan designates this stretch of land in between two roads as Light Industrial/Research which indicates land suitable for “industrial and/or manufacturing uses with minimum impact on surrounding uses,” a classification meant to “market the visibility and roadway network of the southern end of the [Springfield] corridor.” The 2020 Plan’s Light Industry classification (IL) is suited for these intentions and would cause relatively less intrusive uses that would impact the visibility of the Springfield corridor.
- b) This area designated as Commercial/Office in the 2020 Plan is shown as Mixed Residential in the Springfield Corridor plan. The 2020 Plan’s classification of Medium-Density Residential (RM) allows for a flexibility of housing types suitable to a mixed residential area.

Map #26

Portions of Map 26 lying northeast of US 20.

Proposed Change

- a) In the far northeast corner of the map, in areas east of U.S. 20 on both sides of Springfield Avenue, change areas designated as General Industry (IG) to Light Industry-Commercial/Retail (IL-C).
- b) All areas east of US 20 and south of Montague Road, currently designated either Commercial/Recreation/Entertainment/Tourism (CR) or IG-T, change to Light Industry (IL).

Justification

- a) The Springfield Corridor Plan designates this stretch of road for Mixed Commercial uses, with some areas designated more specifically for a mixture of light industrial and mixed-uses. The multiple designation of IL-C in the 2020 plan allows for this land use mix and reflects the desired character of this part of the corridor.
- b) The Corridor Plan designates all of the areas of concern as areas suitable for Light Industrial development. The land use classification of IL in the 2020 Plan should be used instead of the multiple classifications that currently characterize this part of the corridor.

Map #34

In the southwest portion of Map 34, the areas along South Bend and Condon Roads, bordered on the northeast by areas designated for Priority Park Acquisition (PA).

Proposed Change

All areas designated Low-Density Residential (RL) change to Future Urban Development (FUD).

Justification

These areas were designated RL in the 2020 Plan because of anticipated sewer extensions. The current proposed I-39 sewer line extensions are oriented more towards areas further southeast of this selected area. Changing the designation of this land to FUD reflects the likely use of this land over the short-term without sanitary sewer lines available.

Map #35

Bottom half of Map 35, consisting of most land along Kishwaukee and Stillman Valley Roads, from the Indian Hills Forest Preserve south to Condon Road.

Proposed Change

All areas designated Low-Density Residential (RL), with the exception of the existing subdivision west of Indian Hills Forest Preserve, change to Future Urban Development (FUD).

Justification

These areas were designated RL in the 2020 Plan because of anticipated sewer extensions. The current proposed I-39 sewer line extensions are oriented more towards areas further southeast of this selected area. Changing the designation of this land to FUD reflects the likely use of this land over the short-term without sanitary sewer lines available.

Map #36

All of Map 36.

Proposed Change

All of the area included on Map 36 is shown as Low-Density Residential (RL). The proposal is to change all of it to Future Urban Development (FUD).

Justification

This area was designated RL in the 2020 Plan because of anticipated sewer extensions. The current proposed I-39 sewer line extensions are oriented more towards areas further southeast of this selected area. Changing the designation of this land to FUD reflects the likely use of this land over the short-term without sanitary sewer lines available.

Map #37

Most of the area west of Friday Road on Map 37.

Proposed Changes

- a) In areas north of South Bend Road designated Low-Density Residential (RL), change the designation from RL to Future Urban Development (FUD).
- b) In the entire area southwest of South Bend Road and west of Friday Road, change the designation from Low-Density Residential (RL) to Light Industry (IL).

Justification

- a) A small pocket of residential use would be inconsistent with the future industrial use for the surrounding areas to the south. A designation of FUD would allow more time to determine an appropriate use for this land.
- b) The I-39 sewer line extensions will be going into this area, and the location of the highway and railroad nearby make this area far more suitable for industrial uses than low-density residential.

Map #38

Southeast corner of Map 38, generally bounded by I Ith street (IL 251) on the west, the Kilbuck Creek basin on the north and east, and Edson Road on the south.

Proposed Change

Area designated as Low-Density Residential (RL) be changed to General Industry (IG).

Justification

The I-39 sewer line extensions will be going into this area, and the location of the highway and railroad nearby make this area far more suitable for industrial uses than low-density residential.

Map #40

Far eastern edge of Map 40, excluding Kent Creek Flood Control Area (designated PE) and area designated General Industry (IG).

Proposed Change

- a) All areas east of Meridian Road and North of Kent Creek currently designated Future Urban Development (FUD) be changed to Low-Density Residential (RL).
- b) Area east of Meridian Road and south of Kent Creek currently designated FUD be changed to Medium-Density Residential (RM).

Justification

- a) The planned extension of the Kent Creek sewer line allows for residential development within this area
- b) The Springfield Corridor Plan calls for mixed residential use in this area. The 2020 Land Use Plan designation of Medium-Density Residential allows for the flexibility of housing types that would reflect the corridor plan's recommendations.

NOTE: These proposed changes reflect similar proposals immediately to the east on Maps 4 and 15.